

In Re: \_\_\_\_\_ Case No.: 23-14018  
Rodney J. Kelly Chapter: 13  
\_\_\_\_\_  
Judge: MBK

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**NOTICE OF PROPOSED PRIVATE SALE**

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\_\_\_\_\_  
Rodney J. Kelly \_\_\_\_\_, \_\_\_\_\_ Debtor \_\_\_\_\_, in this case proposes to sell property of  
the estate to the persons and on the terms described below. If you object to the sale, you must file a  
written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed  
below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, Bankruptcy Court  
District of New Jersey  
402 East State Street  
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan  
on February 28, 2024 at 9:00 a.m. at the United States Bankruptcy Court, courtroom  
no. 8, Trenton, New Jersey. (Hearing date must be at least 28 days from  
the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection  
and the sale will be held as proposed.

Description of property to be sold: 9 Spindletop Lane, Willingboro, NJ 08046

Proposed Purchaser: Barry and Danielle Douglas

Sale price: \$175,000.00

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at  
closing on the terms set forth below.

Name of Professional: Oliver & Legg, LLC // Cherry Hill Real Estate Sales

Amount to be paid: \$2,500.00 // 6% of sale price

Services rendered: Attorney for Seller // Listing Broker // Selling Broker

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: R. Cameron Legg, Esq of OLIVER & LEGG, LLC  
Address: 2240 Highway 33, Suite 112, Neptune, NJ 07753  
Telephone No.: 732-988-1500

In re:  
Rodney Jose Kelly  
Debtor

Case No. 23-14018-MBK  
Chapter 13

District/off: 0312-3  
Date Rcvd: Jan 24, 2024

User: admin  
Form ID: pdf905

Page 1 of 3  
Total Noticed: 30

The following symbols are used throughout this certificate:

**Symbol      Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

## CERTIFICATE OF NOTICE

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 26, 2024:**

Recip ID	Recipient Name and Address
db	+ Rodney Jose Kelly, POB 3116, Willingboro, NJ 08046-7216
r	Cherry Hill Real Estate Sales, LLC, 1200 Marlton Pike W, Cherry Hill, NJ 08002
519913741	+ Capital One, 120 Corporate Blvd, Norfolk, VA 23502-4952
519977910	Capital One Portfolio Recovery, 140 Corp Blvd, Norfolk, VA 23502
519913744	+ FGC Commercial Mortgage Finance, DBA Fremont Mortgage, 175 North Riverview Drive, Anaheim, CA 92808-1225
519913746	+ I Storage, 902 Sunset Rd, Burlington, NJ 08016-5701
519913747	Mecury Card, Customer Service, POB 84064, Columbus, GA 31908-4064
519913748	PSEG, Customer Service, POB 710, Newark, NJ 07101-0710
519913749	+ State Farm Auto Home Ins, Att: Kevin Coan, 2010 New Albany Rd, Cinnaminson, NJ 08077-3546
520087740	+ State of New Jersey, Division of Taxation, PO Box 245, Trenton, NJ 08602-0245
519977908	+ Wells Fisrgo, KML Group, 701 Market St #5000, Philadelphia, PA 19106-1541
519913751	+ Willingboro Municipal Utilities, 433 John F Kennedy Way, Willingboro, NJ 08046-2123
519913750	+ Willingboro Township, Att: Tax Collector, 1 Rev Dr MLK Jr Drive, Willingboro, NJ 08046-2853

TOTAL: 13

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jan 24 2024 23:19:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Jan 24 2024 23:19:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519913739	+ Email/PDF: MarletteBKNotifications@resurgent.com	Jan 24 2024 23:34:21	Best Egg, POB 42912, Philadelphia, PA 19101-2912
519977907	Email/Text: BKBCNMAIL@carringtonms.com	Jan 24 2024 23:19:00	Carrington Mortgage Services LLC, 1600 S Douglass Rd, St #110 & 200 A, Anaheim, CA 92806
519913740	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jan 24 2024 23:34:25	Capital One, Att: General Correspondence, POB 30285, Salt Lake City, UT 84130-0285
519952507	+ Email/PDF: ebn_ais@aisinfo.com	Jan 24 2024 23:34:20	Capital One N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519913742	Email/PDF: ais.sync.ebn@aisinfo.com	Jan 24 2024 23:34:26	Care Credit, Synchrony Bank, Att: Bankruptcy Dept, POB 965064, Orlando, FL 32896-5064
519913743	Email/PDF: creditonebknotifications@resurgent.com	Jan 24 2024 23:34:30	Credit One Bank, POB 98873, Las Vegas, NV 89193-8873
520087739	Email/Text: sbse.cio.bnc.mail@irs.gov	Jan 24 2024 23:19:00	Internal Service Revenue, PO Box 7346, Philadelphia, PA 19101-7346
519913745	Email/Text: JCAP_BNC_Notices@jcrap.com	Jan 24 2024 23:20:00	Fingerhut, Att: Jefferson Capital, 16 McLeland Rd, St Cloud, MN 56303-2198
519952893	Email/Text: JCAP_BNC_Notices@jcrap.com	Jan 24 2024 23:20:00	Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud MN 56302-9617

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Page 2 of 3

Date Rcvd: Jan 24, 2024

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519967062	Email/PDF: resurgentbknotifications@resurgent.com	Jan 24 2024 23:24:04	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
520052384	Email/Text: bnc-quantum@quantum3group.com	Jan 24 2024 23:19:00	Quantum3 Group LLC as agent for, Mercury Financial/First Bank & Trust, PO Box 788, Kirkland, WA 98083-0788
519965702	Email/PDF: resurgentbknotifications@resurgent.com	Jan 24 2024 23:23:50	Resurgent Capital Services as servicing agent for, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
520045781	+ Email/Text: BKBCNMAIL@carringtonms.com	Jan 24 2024 23:19:00	Wells Fargo Bank, N.A., at. el, c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Anaheim, CA 92806-5948
520058632	Email/Text: peritus@ebn.phinsolutions.com	Jan 24 2024 23:20:00	Westlake - C/O Peritus Portfolio Services II, LLC, P.O. Box 141419, Irving, Tx 75014-1419
519977906	+ Email/Text: bankruptcynotice@westlakefinancial.com	Jan 24 2024 23:19:00	Westlake Financial Services, POB 76809, Los Angeles, CA 90076-0809

TOTAL: 17

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519977913		IRS
520087741	*	Internal Service Revenue, PO Box 7346, Philadelphia, PA 19101-7346
520087742	*+	State of New Jersey, Division of Taxation, PO Box 245, Trenton, NJ 08602-0245

TOTAL: 1 Undeliverable, 2 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 26, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 24, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor Wells Fargo Bank N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass-Through Certificates dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Robert Cameron Legg	on behalf of Debtor Rodney Jose Kelly courtdocs@oliverandlegg.com;legg.r.c.r59915@notify.bestcase.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

District/off: 0312-3

User: admin

Page 3 of 3

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TOTAL: 4